



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning

At its meeting held September 23, 2003, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit Case No. 01-105-(2),
to allow the continued use of an existing hand car wash on property
located at 4601 W. Slauson Ave., Ladera Heights, View Park Zoned
District, applied for by Kasey Lamax. (Appeal from Regional Planning
Commission's denial)

Russell Fricano and Kevin Johnson, representing the Department of Regional Planning, and Jana Masi, representing the Fire Department were duly sworn and testified. Opportunity was given for interested persons to address the Board. Robert L. Wilson, La Dell King, Katrina Williams, Anthony Nicholas, Theodore Irving, David Reed and other interested persons addressed the Board. Written correspondence was presented.

Supervisor Burke made the following statement:

"After hearing concerns raised by the community and County agencies about the operation of the car wash, and the applicant's failure to resolve these issues, I have strong reservations about authorizing the continuation of this use.

"This car wash has a history of enforcement problems. The applicant has been cited for various code violations by the Department of Public Works. These violations were related to on-site safety. Fire code violations have not been corrected.

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“The Regional Planning Commission directed the applicant to organize a community meeting. At the meeting that was ultimately held, community members raised a number of concerns which the Commission substantiated at its hearing:

- Excessive noise emitted by vacuum cleaners/blowers and loud music;
- The property is unsightly;
- Water is not being contained on-site;
- Alleged criminal activity;
- Unwillingness or inability of the operator to address enforcement issues for a protracted period;
- Trash from car wash dispersed by the wind onto neighboring properties;
- Unsightly business signage; and
- Obstruction of driveways by cars queuing at the car wash.

“The Commission also found that there is insufficient space to handle queued cars on the property which could result in blocking of traffic on Heatherdale Drive.

“The Commission provided the applicant with various opportunities to resolve these issues. The applicant’s representatives have not offered any solutions to the concerns of the community and County agencies. Under these circumstances, I feel the continued operation of this car wash would be incompatible with public health, safety and welfare.”

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Therefore, on motion of Supervisor Burke, seconded by Supervisor Antonovich, unanimously carried, the Board closed the hearing; indicated its intent to deny the appeal; sustained the Regional Planning Commission's decision denying said Conditional Use Permit Case No. 01-105-(2); and instructed County Counsel to prepare findings for denial.

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Copies distributed:

- Each Supervisor
- Director of Internal Services
- Director of Public Works
- Kasey Lamax
- Robert L. Wilson
- La Dell King
- Katrina Williams
- Anthony Nicholas
- Theodore Irving
- David Reed